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Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,140,500 / 1,140,500

USE VALUE: 1,140,500 / 1,140,500

ASSESSED: 1,140,500 / 1,140,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5-7		HOMESTEAD RD, ARLINGTON

OWNERSHIP

Owner 1:	GAVRIS VIRGINIA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 123 BENVENUE STREET

Street 2:

Twn/City: WELLESLEY

StProv:	MA	Cntry:		Own Occ:	N
Postal:	02482		Type:		

PREVIOUS OWNER

Owner 1:	LOUD MARYELLEN REMMERT & -
Owner 2:	LOUD MICHAEL/TRUSTEES -

Street 1: 276 APPLETON STREET

Twn/City: ARLINGTON

StProv:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 6,306 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Wood Shingle Exterior and 3002 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6306		Sq. Ft.	Site		0	80.	0.97	1									487,343						487,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							6306.000			648,600		4,600		487,300		1,140,500							
Total Card							0.145			648,600		4,600		487,300		1,140,500		Entered Lot Size					
Total Parcel							0.145			648,600		4,600		487,300		1,140,500		Total Land:					
Source: Market Adj Cost														Total Value per SQ unit /Card:		379.89		Land Unit Type:					

!1377!

USER DEFINED

Prior Id # 1:	11301
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:59:50
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

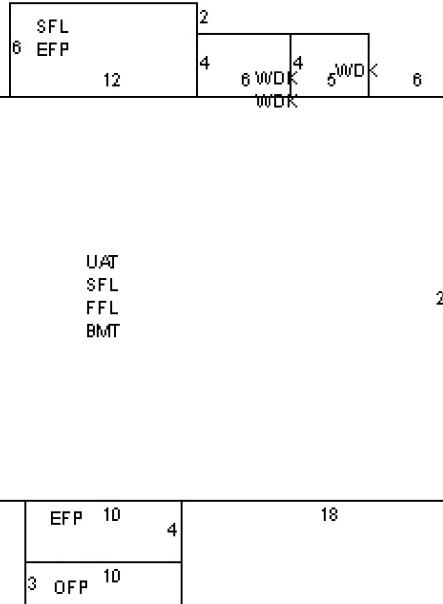
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SAW 1ST FL ONLY.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1931
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	

Floor:	
% Own:	

Name:	
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DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.07613635
Const Adj.:	0.98980200
Adj \$ / SQ:	181.078
Other Features:	161553
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	727140
Depreciation:	78531
Depreciated Total:	648609
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	648600
Val/Su SzAd:	263.23

PARCEL ID

016.0-0002-0001.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1931	22.31	T	40	104			4,600			4,600

More: N	Total Yard Items:	4,600	Total Special Features:		Total:	4,600
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SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,268	181.080	229,606	BMT	100	RRM	20	A	
BMT	Basement	1,196	61.390	73,417	FFL	100	FLA	100	A	
FFL	First Floor	1,196	181.080	216,569	UAT					
UAT	Upper Attic	299	126.750	37,900	3	OFP	10			
EFP	Enclos Porch	112	51.010	5,713						
WDK	Deck	68	15.840	1,077						
OPF	Open Porch	30	43.550	1,307						
	Net Sketched Area:	4,169	Total:	565,589						
Size Ad	2464	Gross Are	5066	FinArea	3002					

IMAGE

AssessPro Patriot Properties, Inc